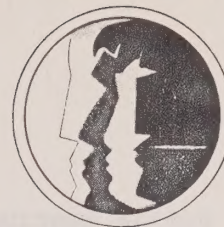


CITY OF BERKELEY



CITY COUNCIL
2180 MILVIA STREET

BERKELEY, CALIFORNIA

(415) 644-6484

94704

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

*title > [Notice of public hearing on rent control
legislation for Berkeley]*

JAN 29 1980

January 10, 1980

UNIVERSITY OF CALIFORNIA

Dear Berkelelyans:

The City Council has taken a number of actions to mitigate the rental housing crisis over the past several years. The City Council is considering what more needs to be done and we need your thoughts and suggestions.

On Saturday, January 26, 1980, the City Council will hold a Public Hearing on proposed rent legislation for Berkeley. The Public Hearing is scheduled for 9:30 a.m. to 12:00 noon, to be followed by a Workshop from 1:00 p.m. to 3:00 p.m. Both meetings will be held at the West Campus Auditorium of Berkeley High School, 1222 University Avenue, Berkeley.

The purpose of the Public Hearing is to provide interested Berkelelyans with a forum in which to comment on permanent rent stabilization legislation. The Workshop following the Public Hearing will be an opportunity to explore the possible design of such rent stabilization legislation.

At the December 11, 1979 meeting, the City Council developed the following scheduled:

* <u>January 26, 1980</u>	9:30 AM - 12:00 Noon	Public Hearing
	1:00 PM - 3:00 PM	Workshop on proposals for legislation
<u>January 29, 1980</u>	7:30 PM	Council vote on policies and directions to the City Attorney for legal drafting
<u>February 14, 1980</u>	8:00 PM	Council receives, and possibly amends, draft ordinances
* <u>February 21, 1980</u>	7:30 PM	Public Hearing on draft ordinance
<u>February 26, 1980</u>	8:00 PM	Council action on draft ordinance
<u>February 28, 1980</u>	7:30 PM	Second reading of ordinance

* These meetings will be held in the West Campus Auditorium of Berkeley High School, all others at City Hall in the Council Chambers.

[Handwritten signature]

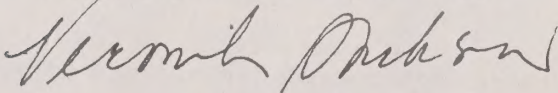
The Public Hearing and Workshop are the first steps in this process, and it is crucial that Berkeleyans with an interest in this issue attend and offer constructive suggestions and proposals for designing rent legislation that both protects tenants and, at the same time, assures landlords an equitable rate of return on their investments.

The enclosed "Points of Consideration" have been drafted only to provide a basis for stimulating your thoughts regarding the form and substance such rent legislation should take. We would like to have your comments, preferably in written form, either before January 26, 1980 or at the Workshop on that day.

Come to the Public Hearing and Workshop on January 26, 1980 to work out an effective and equitable approach to the rental housing crisis.

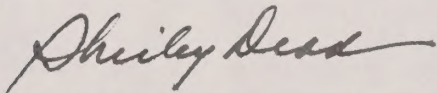
Sincerely,

CITY COUNCIL COMMITTEE ON
PERMANENT RENT STABILIZATION

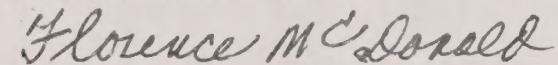


COUNCILMEMBER VERONIKA FUKSON
Chairperson

COUNCILMEMBER SHIRLEY DEAN



COUNCILMEMBER FLORENCE MC DONALD



Enclosure

80 00988

POINTS TO CONSIDER

1. Enactment of Rental Stabilization Legislation:

- a. Should this be done?
- b. If so, should such an ordinance be in effect when triggered by a factor such as a low vacancy rate? If so, at what level? (4%? 5%?) Other factors?
- c. How long should it be in effect? Limited time with automatic review? Unlimited time until vacancy rate (or other factors) changes? Unlimited?

2. Application of Ordinance's provisions:

- a. Who should be covered? Should the tenant's income be a consideration (i.e., low income tenants vs. wealthy tenants)? Commercial as well as residential?
- b. Exemption of some categories of housing from regulation? Government subsidized units? Owner-occupied structures containing a small number of units? How many is a small number? Hotels and motels? Non-profit housing co-ops? Luxury housing? New construction (should incentives be provided to insure new construction)?
- c. Should the legislation be area specific or City wide?
- d. Should units be registered? If so, should information be public? Should units be registered each year?

3. Regulations:

- a. Rent rollbacks? If so, to what level?
- b. How best to allow rent adjustments?
 - (1) Automatic - overall - who decides?
Percentage? Cost-of-living or other formula?
 - (2) Individual.
What other costs should be considered?
- c. Should there be incentives to landlords to keep buildings in good repair?
- d. Re-sale of property - how to recognize impact of financing on rents?
- e. Profits - what is a fair rate of return on a landlord's investment?

80 00988

U.C. BERKELEY LIBRARIES



C123314172

Page 2

4. Administration:

- a. Should there be a rent control board? How many members?
- b. Appointed, one by each Councilmember? Elected? Paid? Length of term?
- c. Powers (i.e., should this extend to disputes besides rents)?
- d. How to enforce? What role does the City play?
- e. Where would funding come from to administer the new ordinance:

5. What other matters should be included in Ordinance?

- a. Eviction controls? If so, should code compliance be required?
- b. Security deposits (i.e., interest on security deposits)? Other?

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JAN 13 2025

UNIVERSITY OF CALIFORNIA